



MEMORANDUM

TO: Mayor and Council

FROM: Greg Guernsey, Director
Planning and Development Review Department

DATE: November 30, 2012

SUBJECT: Estancia Hill Country/Wunneburger-Strange Full Purpose Annexation
Staff requested postponement to January 31, 2013

The December 6th City Council meeting agenda includes a request for approval of full purpose annexation of the proposed Estancia Hill Country project. On November 8, 2012, City Council approved full purpose annexation of the project on first reading only. State annexation laws are very specific in regard to procedures that must be followed in order to annex territory into a city's corporate limits. City Council has up to 90 days from November 8, 2012 (February 6, 2013), to approve second and third readings and make the annexation effective. If the annexation is not approved within this timeframe, the annexation process would need to be restarted from the beginning.

City staff has been working with the developer and is requesting a postponement of this item from the December 6th City Council agenda. An item will be scheduled for January 17, 2013 which will be an agreement to defer annexation to allow staff and the developer to further consider the developer's PUD/PID proposal. The agreement will include a deadline for completion of the discussions and will have a timeline for full purpose annexation if the PUD/PID is not approved. If not approved on January 17th, Council will be able to complete the current annexation process on January 31, 2013. If City Council supports delayed annexation and the negotiation and execution of a more detailed annexation and development agreement, a different process including limited purpose annexation, PUD zoning, and PID creation would be initiated later next year. If negotiations were not successful, City staff would include this area in the annual program for annexation in the fall of 2013.

Please feel free to contact me at (512) 974-2387 or Virginia Collier at (512) 974-2022 if we can provide any additional information.

Cc: Marc Ott, City Manager
Sue Edwards, Assistant City Manager